



TO LET

67 High Street, Hollywood, BT18 9AQ

Prominent Retail/Commercial Unit

Lisney



## Features

- Prime location in the centre of Holywood.
- Extending to c. 808 sq. ft.
- Suitable for a variety of uses (subject to planning).

## Location

The town of Holywood is located approximately 7 miles north east of Belfast City Centre, accessed via the A2 dual carriageway. The town is considered as one of Northern Ireland's most affluent areas, with a resident population of c. 12,000 and a catchment population of c. 500,000 within a 30 minute drive time.

The property is well located on the town's High Street amongst a mix of retail, office, bars and cafes/restaurants. Nearby occupiers include Homebird Café, Boots, Caffè Nero and Oasis Travel.

## Description

In its current layout the two storey property provides a mix of retail, office and ancillary space, as well as kitchen and WC facilities. Internally the premises are fitted to include, wooden laminate flooring, plaster painted and wooden panelled walls and fluorescent strip lighting.

## Accommodation

Ground Floor	330 sq ft
First Floor	478 sq ft
Total	808 sq ft



© Copyright 2018 Apple Maps

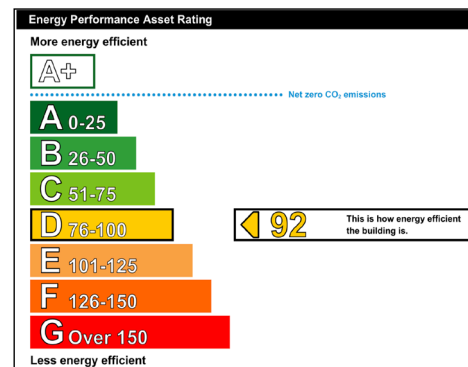




## EPC Rating - D92

The property has an energy rating of D92.

A full certificate can be made available upon request.



## Rent

£12,000 per annum, exclusive.

## Term

Negotiable

## Rates

NAV:	£9,500
Rate Poundage 18/19:	£0.557373
Rates Payable 18/19:	£5,295*

*\*A reduction of 20% may apply to this figure through the Small Business Rates Relief Scheme.*

## Repairing

The space will be let on effective full repairing and insuring terms via recovery of a Service Charge.

## Service Charge

For the year ending April 2019 is approximately £625 per annum, exclusive.

## VAT

All prices, outgoing and rentals are stated exclusive of but may be liable to VAT.

## Contact

**Andrew Knox**

**028 90501501**

**aknox@lisney.com**